

# MARJORIE S. SONTAG

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DECEMBER 18, 2025

Director  
Hernando County Zoning Department  
1653 Blaise Dr.  
Brooksville, FL 34601

Cc: Commissioner Steve Champion

Re: Rezoning request H-25-46

Dear Sir or Madam:

In researching this request, it became apparent that the request to rezone to A/R -2 from AR would create a spot zoning that would not be compatible with the surrounding properties. The parcel would not be in compliance with the *2040 Comprehensive Plan* and does not meet the requirements for subdivision under *Section 6 – Rural Districts* of the zoning code. In addition, the parcel would appear to be in violation of *Section 1 (11)* which states the “A/R-2 district is not to be utilized for future development”.

The surrounding property owners of Forrest Hills Subdivision were so concerned of the precedent this would set, if approved, that more than 40 signatures were submitted to the Planning & Zoning Commission asking for the petition to be denied. Those of us in Forrest Hills Subdivision enjoy our rural way of life and will continue to fight to keep it that way.

**What is concerning about this petition is that the zoning staff did recommend approval of the rezoning. Which brings to question, is the staff really there to enforce the codes or is there another process or philosophy that is used to deal with zoning issues?**

I would appreciate the opportunity to further discuss this issue & understand where the department stands in preserving the integrity of our AR zoning district.

I can be reached at the address, phone or email above.

Sincerely,



Marjorie Sontag